

CELLO TOWER

SYMPHONY PARK | LAS VEGAS

FREQUENTLY ASKED QUESTIONS

How many residences are in Cello Tower?

Cello Tower is a 32-story condominium tower with 29 floors of residential living and 240 residences. Floor plans consist of one-bedroom, one-bedroom plus den, two-bedroom, two-bedroom plus den and an exclusive penthouse collection. Residences will range from 900 square feet to 2,500 square feet.

Is there a Homeowners Association (HOA) and what are the dues?

Yes, the HOA dues are estimated to be \$0.65 per square foot. HOA dues include:

- Professional on-sight management
- On-site engineering and maintenance
- 24-hour front desk concierge
- Trash, water and sewer-related fees for the residences
- Security and surveillance
- Valet service
- Exterior window cleaning
- Master insurance policy for the building; owner will be responsible for a separate policy for their specific residence
- Common area (lobby, garage and all amenity areas) equipment, maintenance, water, gas and electricity
- Common area landscape maintenance
- HOA management
- Long-term capital reserves

Will the homes have a warranty?

Yes, Red Ridge Development will provide a warranty for workmanship and materials during the 1st year of ownership, as well as a warranty for systems (electrical, plumbing and HVAC, subject to exclusions) during the 1st year of ownership. Additionally, a structural warranty will be provided at the close of escrow on behalf of the homeowner, which provides for structural coverage of qualified defects from the close of escrow through ten years of ownership.

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Do you offer a Broker co-op program?

Yes, we currently offer a Broker co-op fee. Please note that all clients must be registered upon the prospective Buyer's first visit to participate.

Do I need a real estate agent to purchase a home at Cello Tower?

While we welcome working with real estate agents, it is not a requirement to have a real estate agent to purchase a new residence at Cello Tower. The good news is that our sales executives are here to help you every step of the way throughout the residence buying experience. We understand buying a new residence is a significant purchase, so our team is here to help address your questions, even after you move in.

Which schools will children attend?

The public elementary school is Howard Wasden Elementary School, the public middle school is Roy Martin Middle School, and the public high school is Rancho High School. Private school options are also available. Please contact the Clark County School District to verify information as boundaries and availability are subject to change without notice.

What is the deposit and costs required to purchase a home at Cello Tower?

A refundable \$10,000 earnest money deposit is required and payable to Ticor Title when reserving a specific condominium residence. An additional deposit(s) will be required at the time of converting a reservation to a formal purchase agreement. Buyers are responsible for the following closing costs: all lender-related costs, real estate transfer tax, half the escrow fee and owner's and lender's title policy costs, plus all HOA-related fees.

Do I need to be pre-approved with Red Ridge's preferred lender?

Yes, all prospective buyers need to provide a pre-approval letter from one of our preferred lenders. Incentives are available for buyers who choose to close the loan with preferred lenders. For cash offers, proof of funds will be necessary. Ask your sales executive for more details.

Are interior upgrades and/or options offered for my new residence?

When it comes to personalizing your new home, it will depend on the construction stage of the particular residence(s) you are interested in. Options include additional cabinetry, flooring, premium appliance package, floor-to-ceiling tile wall finish in primary and secondary bathrooms, motorized window coverings and more. Please ask your sales executive for more details.

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What are the most notable amenities within Cello Tower and surrounding neighborhood?

Cello Tower is located within Origin at Symphony Park. Enjoy immediate access to an urban market, boutique retail stores and curated restaurants, as well as workspaces and salon, spa and fitness services. With a central location in Symphony Park, you are steps away from the renowned Smith Center, Discovery Children’s Museum, Donald W. Reynolds Symphony Park, the Cleveland Clinic and more. Cello Tower is also within walking distance to the lively energy of downtown as well as the cultural haven of the Arts District.

Also nearby:

- Las Vegas Strip including T-Mobile Arena, Allegiant Stadium and the MGM Sphere
- Harry Reid International Airport
- Red Rock Canyon National Conservation Area
- Lake Mead National Recreation Area

Does the Symphony Park master plan have private sidewalks?

Yes, Symphony Park is a unique master plan where all sidewalks are privately owned, providing an additional layer of safety and comfort for residents and visitors. Those tree-lined sidewalks extend throughout Origin at Symphony Park – offering those who live at Cello Tower a shaded and serene atmosphere.

Is there shopping, dining and resources nearby?

Cello Tower is within Origin at Symphony Park with planned offerings of an urban market, boutique retail stores, curated restaurants, as well as salon, spa and fitness services. World-class dining is found downtown and on the Las Vegas Strip, and Costco is less than a mile away.